



TOWN OF ROCKY HILL MEETING MINUTES/MOTIONS

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	June 16, 2014
LOCATION	Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill Connecticut
DATE OF MEETING	June 18, 2014
TIME MEETING STARTED	6:30 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Dimple Desai, Chairman	2. Kevin Clements, Vice Chairman
3. Victor Zarrilli, Secretary	4. Carmen D'Agostino, Commissioner
5. William O'Sullivan, Alternate	6. Michael Casasanta, Alternate
7. Kimberley A. Ricci, Dir. Planning and Building/Asst. ZEO	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT ☒ Yes ☐ No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements that they request an independent traffic study for the sake of studying the impact this proposed new development will have on the intersection of Elm Street Extension and Cromwell Avenue. Seconded by Commissioner Casasanta. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the public hearing for Proposed settlement of zoning appeal entitled Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, with the appellant Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising the plans it originally submitted in August 2013, and denied November 6, 2013, as part of its application for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Commissioner Casasanta. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th MOTION ☐ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Proposed Zoning Regulation Amendments, Town of **Rocky Hill**, **proposing** to add to the Rocky Hill Zoning Regulations, Section 3.4.8 as follows:

3.4.8. A single temporary structure, including membrane structures, no larger than 200 sq. ft. will be allowed on a Residentially Zoned Property for no more than 6 months in any 12 month period. Temporary structure permits shall be obtained from the Planning and Zoning Department. This Section is not applicable to farms, either existing as of the effective date of this Regulation and/or possible future farms as defined by the Zoning Regulations.

Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Clements to adopt the Agenda. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Minutes and Working Notes from May 21, 2014

B. Minutes and Working Notes from June 4, 2014

C. Accessory Apartment Request for **James Waltman**, proposing a efficiency, one bedroom apartment on the lower level of an existing residence of approximately 24 % of the GFA for property located at 10 Andover Drive in a R-20 Residential Zoning District; ID # 11=-028;

8th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Proposed Zoning Regulation Amendments, Town **of Rocky Hill**, **proposing** to add to the Rocky Hill Zoning Regulations, Section 3.4.8 as follows:

3.4.8. A single temporary structure, including membrane structures, no larger than 200 sq. ft. will be allowed on a Residentially Zoned Property for no more than 6 months in any 12 month period. Temporary structure permits shall be obtained from the Planning and Zoning Department. This Section is not applicable to farms, either existing as of the effective date of this Regulation and/or possible future farms as defined by the Zoning Regulations.

Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

SEE THE MAIN MINUTES WEB PAGE TO ACCESS ADDITIONAL MEETING INFORMATION (i.e., WORKING NOTES, ACTIONS).

TIME MEETING ADJOURNED: 9:53 p.m. TIME DELIVERED TO TOWN CLERK: